

8488 321

8446/88

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362015

Date : 26-07-2008

Serial No : 30,690

Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC'BAD

SO
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MEHTA & MODI HOMES
SEC'BAD.

AGREEMENT FOR LAND DEVELOPMENT CHARGES

This Agreement is made and executed on this the 6th day of September 2008 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 54-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business and Mr. Suresh U. Mehta, Son of Late Sri Uttamlal Mehta, aged about 58 years, Occupation: Business., hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. NIDAMANURI VENKATESWARA RAO, SON OF MR. RAMAKRISHNAIAH aged about 38 years,

MRS. JASTI PRATIMA RAO, WIFE OF MR. N. VENKATESWARA RAO aged about 34 years, both are residing at S2, Vijayakrishna Towers, Scientist Colony, Habsiguda, Hyderabad - 500 007, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

[Signature]
Partner

For Mehta and Modi Homes

[Signature]
Partner

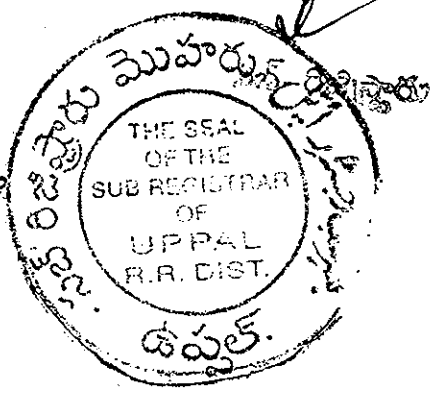
EMPOWERMENT

The following amounts have been paid in respect of this document:

Stamp Duty:	
1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (u/s.41 of I.S.Act, 1899).....	Rs. 2298/-
3. in the shape of cash (u/s.41 of I.S.Act, 1899).....	Rs. —
4. adjustment of stamp duty u/s.16 of I.S.Act, 1899, if any.....	Rs. —
Transfer Duty:	
1. in the shape of challan.....	Rs. —
2. in the shape of cash.....	Rs. —
Registration fee:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Usar Charges:	
1. in the shape of challan.....	Rs. 100/-
2. in the shape of cash.....	Rs. —
Sub-Registration.....	Rs. —
Total:	Rs. 2400/-



శ్రీ లక్ష్మణము శివారావు
 వస్త్రవేణాల మొత్తం కాగితముం
 సంఖ్య 8 ఈ కాగితపు వరుష
 సంఖ్య 187



శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన ఎంబోగ్రాఫులు
 మరియు పేజీముద్రలతో సహా దాఖలుచేసి
 చూసుము: రూ. 1000/- చెల్లించినారు.

Receipt No. 23011 Di. 6/9/08. Vid. Habsiguda Branch, Sec'bad.

సంబంధించినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రౌటనవేలు



మమ బ్రౌటనవేలు



నిరూపించినది

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 698/2008
 dated 19.4.08 registerer at SRO, U.P.P.A.L.
 Ranga Reddy District.

శ్రీ Karuna Rao Madmanchi

W/o. Venumadhav M
 R/o. S2, Vijayakrishna Towers
 Habsiguda, And-007, (representative

Scientist (along,
 Cum GPA Holder).
 of Purchaser.

Venkat Ramana Reddy W/o. Anji Reddy o/cr. Secare
 R/o. 11-187/2, Green Hills Colony, Hyderabad.

G Pradeep Kumar W/o. G. Dhan Raj
 R/o. Beemrapally, Sec'bad.

100 రూ. సంబంధించినట్లు ఒప్పుకొన్నది.....నెల. 6. వ తేది
 1928 వ. శా. శ. శ్రీ K. Prabhakar Reddy.....చూసుము: రూ. 1000/- వ తేది.

శ్రీ రిజిస్ట్రార్

WHEREAS:

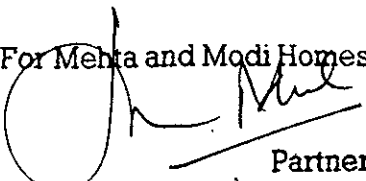
- A) The Buyer has entered into an Agreement of Sale dated 23rd July 2008 for purchase of a bungalow along with an identifiable plot of land (plot no. 321) in the project known as Silver Oak Bungalows (Phase-III), situated at part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Cherlapally Village, Hyderabad. As per the terms and conditions of the said agreement of sale. The Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 321 admeasuring 269 sq. yds. under a Sale Deed dated 06.9.08 registered as document no. 8745/08 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

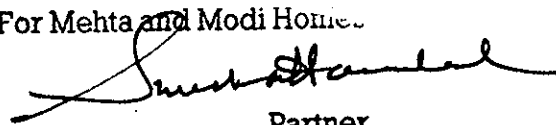
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Buyer has agreed to pay _____ a sum of Rs. 22,98,500/- (Rupees Twenty Two Lakhs Ninety Eight Thousand Five Hundred Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said amount for development charges of Rs. 22,98,500/- (Rupees Twenty Two Lakhs Ninety Eight Thousand Five Hundred Only) in the following manner:

Installment	Amount (Rs.)	Due Date of Payment
I	2,22,000/-	15.09.2008
II	20,76,500/-	15.09.2008

3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.

For Mehta and Modi Homes

Partner

For Mehta and Modi Homes

Partner

1 వ పుస్తకము *Subfos*

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య *8* ఈ కాగితపు వరుస

సంఖ్య

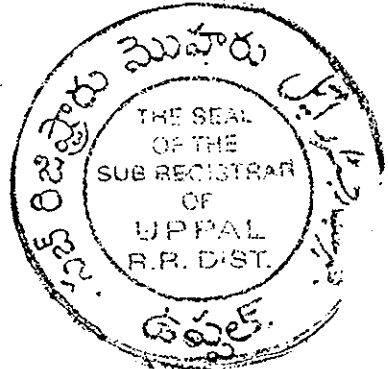
[Signature]
సబ్ రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1880
No. *Subfos* of 200. & Date. *6/9/08*

I hereby certify that the proper deficit
stamp duty of Rs. *2285* Rupees *Twenty two thousand*
Eight hundred and Eighty five only
has been levied in respect of this instrument
from Sri. *K. Prabhakar*
on the basis of the agreed Market Value
consideration of Rs. *229,500/-* being
higher than the consideration, agreed Market
Value.

S.R.O. Uppal
6/9/08

[Signature]
Sub Registrar
and Collector U.S. 1884
INDIAN STAMP ACT

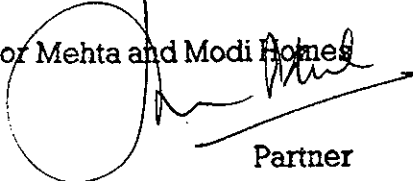


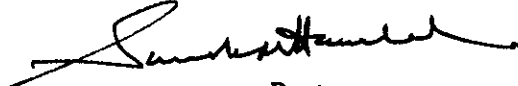
Registration Endorsement

An amount of Rs. *2285/-* towards Stamp Duty
including Transfer duty and Rs. *1000/-*
towards Registration Fee was paid by the party
through Challan Receipt Number *12301*
dated *6/9/08* at SBI Habisiguda Branch Sec bad

S.B.H. Habisiguda
A/c No. 01000058788
of S.R.O. Uppal

5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
9. Stamp duty and Registration amount of Rs. 23,985/- is paid by way of challan No. 823011, dated 6.09.08, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

For Mehta and Modi Homes

Partner

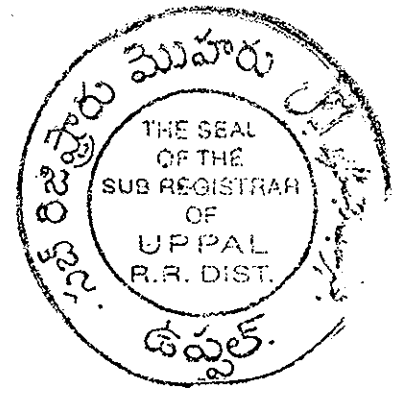
For Mehta and Modi Homes

Partner

అన్వయము
కర్తవ్యము మొత్తం కాగితముల
సంఖ్య... క... కాగితపు పరుణ
సంఖ్య.....

క
సహకారము

అన్వయము సం॥ (కా.క) ప... 10/08
వారుగా రిజిస్టరు వేయబడి స్కానింగు నిమిత్తము
గుర్తింపు సంఖ్య... 1-200...
200... సంఖ్య... 6.....

క
రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 321 admeasuring about 269 sq. yds. forming part of Sy. Nos. 31, 40, 41, 42, 44, 45 & 55, situated at Block No.2 Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, bounded on:

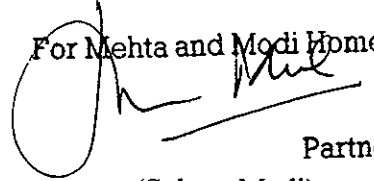
North	Plot No. 320
South	Plot No. 322
East	30' wide road
West	Builder's Land (survey. no. 34)

IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

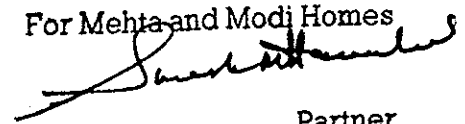
For Mehta and Modi Homes



Partner

(Soham Modi)
BUILDER

For Mehta and Modi Homes

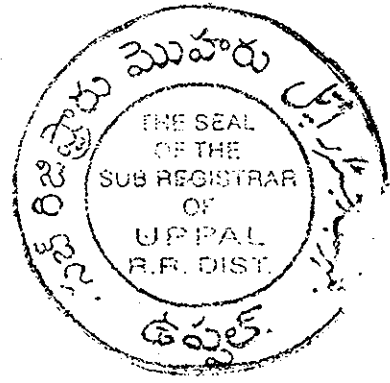


Partner

(Suresh U. Mehta)
BUILDER

• పాపాక్షయమునకు
దస్తావేజుల మొత్తం కాగితము
సంఖ్య..... 98 ఈ కాగితపు వయస్
సంఖ్య..... 4

పాపాక్షయము



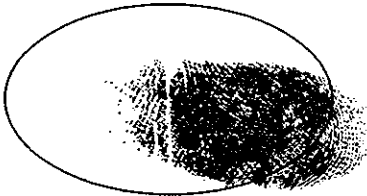
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

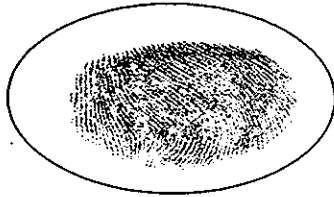


BUILDER:
M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI
S/O. MR. SATISH MODI



2. MR. SURESH U. MEHTA
S/O. LATE UTTAMLAL MEHTA
(O). 5-4-187/3 & 4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003



GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.

2.

For Mehta and Modi Homes

Partner

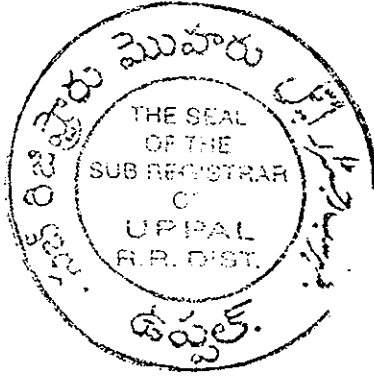
For Mehta and Modi Homes

Partner

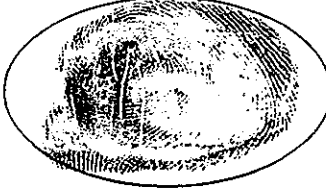



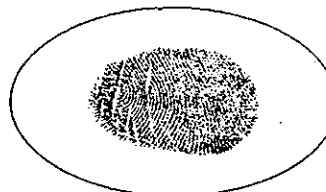

SIGNATURE OF THE EXECUTAN

శ్రీమద్దేవమ్మ
వల్లభారావు మొదలం కాగితముల
పంబులకు ఈ కాగితపు వరుణి
పంబులు

చూ-రిజిస్ట్రేషన్

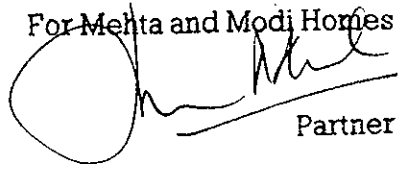


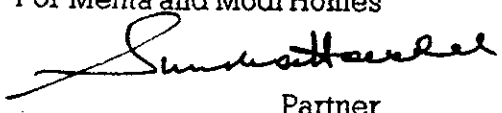
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>BUYER:</u> 1. MR. NIDAMANURI VENKATESWARA RAO S/O. MR. RAMAKRISHNAIAH R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.
			2. MRS. JASTI PRATIMA RAO W/O. MR. N. VENKATESWARA RAO R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.
			<u>REPRESENTATIVE:</u> MRS. KARUNA RAO MADMANCHI W/O. VENUMADHAV MADAMANCHI R/O. S2, VIJAYAKRISHNA TOWERS SCIENTIST COLONY HABSIGUDA HYDERABAD - 500 007.

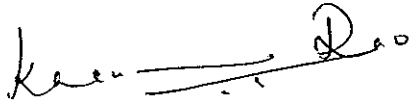
SIGNATURE OF WITNESSES:

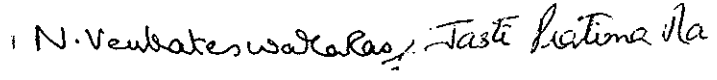
1. 
 2. 

For Mehta and Modi Homes

 Partner

For Mehta and Modi Homes

 Partner
 SIGNATURE OF DEPOSITORS

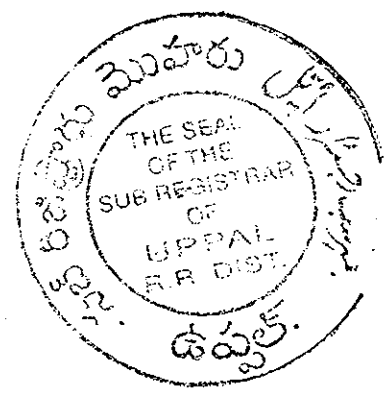
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.


 SIGNATURE OF THE REPRESENTATIVE



 SIGNATURE(S) OF BUYER(S)

అనుబంధము 844/1900
దస్తవేజుల మొత్తం కాగితము
సంఖ్య 2 ఈ కాగితపు వరుస
పేజీ 6

పాపిరీయం



Family Members Details			
S.No	Name	Relation	Date of Birth / Age
2	Kusum	Wife	06/07/51 / 55
3	Hari	Son	19/11/81 / 25

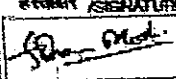

 D.P.L. No. 114
 BHARAT SCOUTS & GUIDES-II
 BHARAT PADIASE-SEG' BAD
 16/07/2006
 16/07/2006

स्थायी लेख संख्या PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम NAME
SUKAM SATESH MODI

पिता का नाम FATHER'S NAME
SATESH MANJAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989


हस्ताक्षर SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

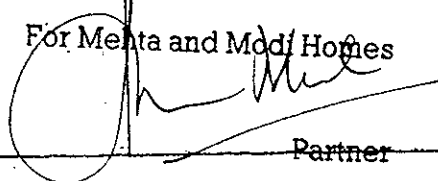
आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature

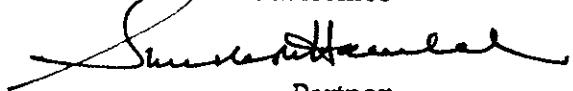


For Mehta and Modi Homes



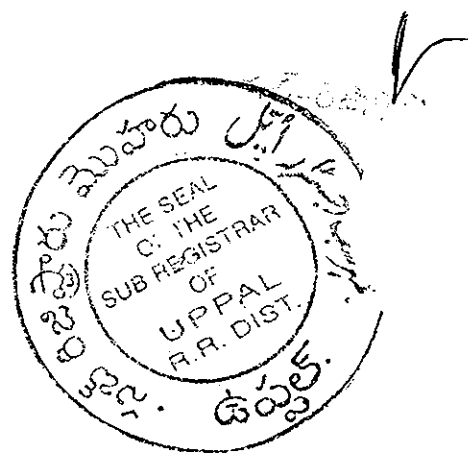
Partner

For Mehta and Modi Homes



Partner

Subf 02
8
7



1. వి. ప్రకాశం
దస్తావేజాల వెబ్‌సైట్ కాగితముల
పంపు... 8 ఈ కాగితపు పదునె
పంపు... 8

సబ్-డివిజన్

